

Minutes of the City Council Work Session of the Syracuse City Council, held on November 18, 2025 at 6:14 p.m., in a hybrid in-person/electronic format via Zoom, meeting ID 847 3785 8116, in-person in the City Council Chambers at 1979 W. 1900 S., and streamed on the Syracuse City YouTube Channel in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020.

Present: Councilmembers: Jennifer Carver  
Jordan Savage  
Brett Cragun  
Julie Robertson  
Paul Watson

Mayor Dave Maughan  
City Manager Brody Bovero  
Administrative Services Director/City Recorder Cassie Brown

City Employees Present:  
Assistant City Manager Stephen Marshall  
City Attorney Colin Winchester  
Fire Chief Aaron Byington  
Police Chief Alex Davis  
Public Works Director Robert Whiteley  
Community and Economic Development Director Noah Steele  
Communications Specialist Kara Finley

The purpose of the Work Session was to discuss two planning items: recommendation from the Planning Commission: proposed General Plan Map Amendment for property located at approximately 741 West 3700 South, from Commercial to Low Density Residential, and recommendation from the Planning Commission: proposed Zoning Map Amendment for property located at approximately 741 West 3700 South, from Agriculture (A-1) to Residential (R-2); discuss proposed amendments to the City Code to include the adoption of the Utah Wildland Urban Interface Code as required by House Bill (HB) 48; and hear a request from Councilmember Savage to discuss a possible amendment to the City Code to allow statues on personal burial plots in the Syracuse City cemetery.

Planning items: Recommendation from the Planning Commission: proposed General Plan Map Amendment for property located at approximately 741 West 3700 South, from Commercial to Low Density Residential; and Recommendation from the Planning Commission: proposed Zoning Map Amendment for property located at approximately 741 West 3700 South, from Agriculture (A-1) to Residential (R-2).

A staff memo from the Community and Economic Development (CED) Department explained

The city has received a request to amend the general plan map from Commercial to Low Density Residential and to change the zoning of property at approximately 741 W 3700 S. The request includes two parcels that total approximately .668 acres in size. The applicant provided the following reasons for the requested change: "There has been no interest in commercial development, and the property owner wishes to maintain the property as residential. The justification for the change is that the current dimensions of the property prohibit the lot line from being moved between the two houses while still maintaining the A-1 lot width. The parcels are also small and isolated on the south side of the road, so it would be desirable to maintain them as residential. This change is to ensure that splitting the existing houses will comply with the City's zoning ordinance."

The property is located east of the roundabout on Bluff road and Gentile. The property includes two single family homes built in 1938 and 1951. The south edge of the property has frontage on the West Davis Corridor and the future Bluff Road extension. The east edge of the property is single family residential and a field. Land use to the north of the property is agriculture and single family residential. West of the property is the highway overpass, wetlands, pasture, and single family residential. The current zoning on the parcel is A-1 agriculture. The A-1 zone minimum lot size is 21,780 square feet. The subject parcel is 27,050.76. Zoning to the east is A-1 and R-2. Zoning to the west is A-1, GC, and Industrial. Zoning to the north is A-1 and R-2. Zoning to the south is unincorporated Davis County. Applicant has applied to change zoning to R-2. This would allow them to split the parcel, so each home is sitting on its own lot. Minimum lot size of the R-2 is 10,000 sf. If the rezone is successful, a subsequent subdivision application would be required to split the lot. The property is general planned for Commercial. General Plan to the north is Commercial and Low Density Residential. General plan to the south is Commercial and Open Space. General plan to the east is Commercial, Medium Density Residential, and Low Density Residential. General plan to the west is Open Space and Low Density Residential. Commercial is anticipated at this location because it is the intersection of two collector roads. Also, the properties have high visibility to cars traveling on highway 177.

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The requested zoning of R-2 is not consistent with the general plan designation of Commercial. For this reason, the applicant has submitted a request to amend the general plan from Commercial to Low Density Residential and requested to run both applications simultaneously. R-2 zone would be consistent with the General Plan designation of Low Density Residential. As explained in 10.20.070 (D)(3-4), Planning Commission is the advisory body to the City Council for zoning and General Plan map amendments. The Planning Commission is required to hold a public hearing and forward a recommendation to approve, approve with modifications, or deny the request. The City Council will then review the recommendation and make a decision. During the public meeting, the City Council can approve, approve with modifications, or deny the proposal. 10.20.070 (E) explains that amendments to the zoning map are matters of legislative discretion by the City Council after considering if the application would be harmonious with the overall character of the existing development, the extent to which it may adversely affect adjacent property, and the adequacy of facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreation facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection. Planning Commission held a public hearing on November 4, 2025 and is forwarding a recommendation for approval.

Mayor Maughan reviewed the staff memo and did not receive any negative feedback or opposition to the applications; he indicated both applications can move to the December 9 business meeting for action.

Proposed amendments to the City Code to include the adoption of the Utah Wildland Urban Interface Code as required by House Bill (HB) 48.

A staff memo from the Fire Chief explained Wildland Urban Interface (WUI) is defined as the line, area, or zone where structures or other human development (including critical infrastructure that if destroyed would result in hardship to communities) meet or intermingle with undeveloped wildland or vegetative fuel. 2025's House Bill 48 requires municipalities, no later than December 31, 2025, to adopt the version of the International Wildland-Urban Interface Code adopted by the state. That version is the 2003 International WUI Code. It is expected that the state will adopt a newer version of the WUI Code in 2026. If it does, the city will then need to adopt that newer version. It is proposed that the 2003 International WUI Code be adopted by adding it to the list of adopted construction codes found in SMC Title 9 Chapter 15. References: H.B.48 Wildland Urban Interface Modifications <https://le.utah.gov/~2025/bills/static/HB0048.html> and Utah Wildland-Urban Interface Code [https://ffsl.utah.gov/wp-content/uploads/06\\_Utah\\_Wildland\\_5thdnd.pdf](https://ffsl.utah.gov/wp-content/uploads/06_Utah_Wildland_5thdnd.pdf).

Request from Councilmember Savage to discuss a possible amendment to the City Code to allow statues on personal burial plots in the Syracuse City cemetery.

Councilmember Savage requested a discussion of a possible amendment to the City Code to allow statues on personal burial plots in the Syracuse City cemetery. Councilmember Savage stated he would like an opinion from the City's Parks and Recreation Director on the idea of allowing statues on burial plots. Parks and Recreation Director Robinson stated that this matter was discussed during the last review and update of the City ordinance that regulates the cemetery; no monument taller than 36 inches is permitted in the cemetery. The biggest reason for this prohibition is that large monuments are very heavy, and they sink into the ground. She referred to existing monuments in the oldest part of the City's cemetery as an example. She added that irrigation is also problematic on a property where there are tall structures blocking the flow of water. The City already receives complaints about dead grass in areas of the cemetery and that problem would become worse if there were an increase in large monuments blocking sprinklers. The Council briefly discussed the matter and concluded to rely upon Ms. Robinson's recommendation against allowing statues or any large cemetery monument taller than 36 inches.

The meeting adjourned at 6:22 p.m.

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Dave Maughan  
Mayor

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Cassie Z. Brown, MMC  
City Recorder

Date approved: December 9, 2025